



CITY OF PARK RIDGE

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DEPARTMENT OF COMMUNITY
PRESERVATION AND DEVELOPMENT

APPEARANCE COMMISSION

Thursday, July 17, 2008
Council Chambers, City Hall
505 Butler Place
Park Ridge, Illinois

MINUTES

Chairman Kidd called the meeting to order at 7:03 p.m.

A. ROLL CALL

Present

Chris Buti
Brian Kidd, Chairman
Kim Kuhlman

Staff

Carrie Davis
Kathryn Delk

Absent

Jerry Aulisio
Ellen Upton

Others Present

Approximately 10 citizens

B. APPROVAL OF MINUTES

It was moved by Commissioner Kuhlman, and seconded by Commissioner Buti, that the minutes of the regular meeting of June 19, 2008, be approved. The Commission, by voice vote, approved the minutes.

C. *CONSENT AGENDA

It was moved by Commissioner Buti, and seconded by Commissioner Kuhlman, that the Consent Agenda be approved subject to the removal of Case Number: SA-08-23.

Vote on the motion was as follows:

AYES 3 Commissioners Buti, Kidd and Kuhlman
NAYS 0 None
ABSENT 2 Commissioners Aulisio and Upton

D. APPEARANCE REVIEW

- 1. *Appearance Case Number SG-08-14: Wall Sign for Wells Fargo, 100 South Prospect Avenue

SM Deluxe Sign and Wells Fargo submitted an application for a wall sign for Wells Fargo at 100 South Prospect Avenue. The sign would consist of white and yellow channel lettering with a red logo. The sign would be internally illuminated.

Exhibits of the size, design, colors and installation of the sign was entered.

The Commission found the sign to be designed appropriately for the building and area.

On a motion by Commissioner Buti, seconded by Commissioner Kuhlman, the Commission

AGREED to approve the wall sign at 100 South Prospect Avenue, Appearance Case Number SG-08-14, as submitted.

In making the motion, the Commission made findings of fact, based on the exhibits presented. The design and color of the sign would be compatible with the character of the building and would be appropriate for the site. Therefore, the Commission finds that the proposed sign would be designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 3 Commissioners Buti, Kidd and Kuhlman
 NAYS 0 None
 ABSENT 2 Commissioners Aulisio and Upton

- 2. *Appearance Case Number SA-08-22: Single Family Alteration, 1024 South Aldine Avenue

Gerald McManus and Claudio Ricci submitted an application for a single family alteration at 1024 South Aldine Avenue. The proposed alteration would include an open front porch to an existing two-story residence. Proposed materials include trim and asphalt shingles to match existing.

Exhibits of the building’s size, design and relationship to the neighboring buildings were entered.

The Commission found the proposed alteration to be designed appropriately for the building and area.

On a motion by Commissioner Buti, seconded by Commissioner Kuhlman, the Commission

AGREED to approve the single family alteration at 1024 South Aldine Avenue, Appearance Case Number SA-08-22, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed building alteration would be appropriate for the existing structure and compatible with the character of the neighborhood. Therefore, the Commission finds that the proposed single family alteration would be designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 3 Commissioners Buti, Kidd and Kuhlman
 NAYS 0 None
 ABSENT 2 Commissioners Aulisio and Upton

3. Appearance Case Number SA-08-23: Single Family Alteration,
 749 North Lincoln Avenue

Beata Kociuba and John Demakis submitted an application a single family alteration at 749 North Lincoln Avenue. The proposed alteration would include an open front porch to an existing split-level residence. Proposed materials include stone to match existing and new light gray-black asphalt shingles.

Exhibits of the building's size, design and relationship to the neighboring buildings were entered.

The Commission found the proposed alteration to be designed appropriately for the building and area. The Commission noted that the character and ornamental details of the proposed porch were different from the architecture of the house, but could be more compatible with some revisions. The Commission stated that the fypon surrounding the front door should be replaced with limestone. A simpler and smoother style of columns should be used. The pitch of the porch roof and eaves should be lowered by one foot.

On a motion by Commissioner Buti, seconded by Commissioner Kuhlman, the Commission

AGREED to approve the single family alteration at 749 North Lincoln Avenue, Appearance Case Number SA-08-23, subject to replacing the fypon surrounding the front door with limestone, using a simpler and smoother style of columns, and lowering the pitch of the roof and eaves by one foot..

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed building alteration would be appropriate for the existing structure and compatible with the character of the neighborhood subject to changes requested by the Commission. Therefore, the Commission finds that the proposed single family alteration would be designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 3 Commissioners Buti, Kidd and Kuhlman
 NAYS 0 None
 ABSENT 2 Commissioners Aulisio and Upton

4. *Appearance Case Number SA-08-24: Single Family Alteration,
1324 Grove Avenue

Beata Kociuba and Monika Piekarz submitted an application a single family alteration at 1324 Grove Avenue. The proposed alteration would include a partial second floor addition, a rear two-story addition and a new first floor addition to an existing one-story residence. Proposed materials include light red brick, medium khaki cedar siding, medium khaki trim and dark brown asphalt shingles to match existing.

Exhibits of the building's size, design and relationship to the neighboring buildings were entered.

The Commission found the proposed alteration to be designed appropriately for the building and area.

On a motion by Commissioner Buti, seconded by Commissioner Kuhlman, the Commission

AGREED to approve the single family alteration at 1324 Grove Avenue, Appearance Case Number SA-08-24, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed building alteration would be appropriate for the existing structure and compatible with the character of the neighborhood. Therefore, the Commission finds that the proposed single family alteration would be designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 3 Commissioners Buti, Kidd and Kuhlman
 NAYS 0 None
 ABSENT 2 Commissioners Aulisio and Upton

5. Appearance Case Number SF-08-21: Single Family Residence,
419 North Ashland Avenue

David Schmitt Architecture and Stephan Blandin submitted an application for a single family residence at 419 North Ashland Avenue. The proposed residence would be a two-story structure, with a three-car detached garage. Proposed materials include stone, medium khaki trim and cedar shingle roofing.

Exhibits of the building's size, design and relationship to the neighboring buildings were entered.

The Commission found the proposed residence to be in keeping with the character of the area. The landscape plan should be resubmitted to show more variety of plantings and larger sizes.

On a motion by Commissioner Kuhlman, seconded by Commissioner Buti, the Commission

AGREED to approve the single family residence at 419 North Ashland Avenue, Appearance Case Number SF-08-21, subject to resubmitting the landscape plan.

In making the motion, the Commission made findings based on the exhibits presented. The height and massing of the proposed single family residence would be in keeping with the character of the neighborhood, the garage location is appropriate, and building materials and landscaping would be well coordinated with the residence, subject to the changes requested by the Commission. Therefore, the Commission finds that the proposed single family residence would be designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 3 Commissioners Buti, Kidd and Kuhlman
 NAYS 0 None
 ABSENT 2 Commissioners Aulisio and Upton

6. *Appearance Case Number CI-08-07: Commercial Alteration for Original Pancake House, 106 South Northwest Highway

McAlpine Architects, Dale Eisenberg and Stephen Kozar submitted an application for a commercial alteration for the Original Pancake House at 106 South Northwest Highway. The alteration would include remodeling the exterior of the building. Proposed materials would include beige stucco.

Exhibits of the building's size, design and relationship to the neighboring buildings were entered.

The Commission found the proposed alteration to be designed appropriately for the building and area.

On a motion by Commissioner Buti, seconded by Commissioner Kuhlman, the Commission

AGREED to approve the commercial alteration at 106 South Northwest Highway, Appearance Case Number CI-08-07, as submitted.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed commercial alteration would be appropriate for the existing structure and the proposed alteration would be compatible with the character of the neighborhood. Therefore, the Commission finds that the proposed commercial alteration would be designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 3 Commissioners Buti, Kidd and Kuhlman
 NAYS 0 None
 ABSENT 2 Commissioners Aulisio and Upton

7. Appearance Case Number CI-08-08: New Commercial Construction for Fifth Third Bank, 10 North Cumberland Avenue

Architects Partnership and Fifth Third Bank submitted an application for new commercial construction and wall and ground signs for Fifth Third Bank at 10 North Cumberland Avenue. The proposed construction would include a one-story bank building, with a drive-through. Proposed materials include light beige and aluminum trim, medium red brick and stone. The application also

included two wall signs and one ground sign. The proposed signs would consist of white letters on a dark and light blue and green background. The signs would be internally illuminated. This case was a pre-application at the January 2008 meeting.

Chairman Kidd and Commissioner Upton submitted disclosure statements to the City Attorney and City Council disclosing their individual and minor ownership of Fifth Third Bank stock.

Exhibits of the building's size, design and relationship to the neighboring buildings were entered.

Revised materials were submitted at the meeting. The Commission found the proposed new construction and signs to be designed appropriately for the area.

On a motion by Commissioner Buti, seconded by Commissioner Kuhlman, the Commission

AGREED to approve the new commercial construction at 10 North Cumberland Avenue, Appearance Case Number CI-08-07, as submitted, subject to using the materials submitted at the meeting.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed commercial construction, landscape plan and signs would be compatible with the character of the site and neighborhood, subject to the changes requested by the Commission. Therefore, the Commission finds that the proposed commercial alteration would be designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 3 Commissioners Buti, Kidd and Kuhlman
 NAYS 0 None
 ABSENT 2 Commissioners Aulisio and Upton

8. Appearance Case Number CI-08-09: New Commercial Construction for CVS Pharmacy, 2648 Dempster Street

ARC Design Resources, Crystal Landings, and CVS Pharmacy submitted an application for new commercial construction, and wall and ground signs for CVS Pharmacy at 2648 Dempster Street. The proposed construction would include a one-story pharmacy building, with two drive-through lanes. Proposed materials include cream stucco, brown brick, and stone. The application also included one ground sign and two wall signs. The wall signs would consist of red individual letters. The ground sign would include red lettering on a white background, with a manual readerboard. The signs would be internally illuminated. This case was a pre-application at the March 2007 meeting.

Exhibits of the building's size, design and relationship to the neighboring buildings were entered.

The Commission found the proposed new construction and signs to be designed appropriately for the area. The landscape plan should be resubmitted to show more plantings along Dempster Street, particularly evergreens. The brick base and stucco for the ground sign should match the building.

On a motion by Commissioner Buti, seconded by Commissioner Kuhlman, the Commission

AGREED to approve the new commercial construction and ground and wall signs at 2648 Dempster Street, Appearance Case Number CI-08-09, subject to resubmitting the landscape plan.

In making the motion, the Commission made findings based on the exhibits presented. The design of the proposed commercial construction, landscape plan and signs would be compatible with the character of the site and neighborhood, subject to the changes requested by the Commission. Therefore, the Commission finds that the proposed commercial alteration would be designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 3 Commissioners Buti, Kidd and Kuhlman
 NAYS 0 None
 ABSENT 2 Commissioners Aulisio and Upton

9. Appearance Case Number CI-08-02: Elevations Review for an Institutional Alteration, 10 North Summit Avenue

1360 Arch Studio and Marc Dennison submitted revised elevations for an institutional alteration to the Summit of Uptown at 10 North Summit Avenue. The alteration would include two additional exterior staircases: one along Meacham Avenue and a second on the north side of the building facing the surface parking lot and Trader Joe's. This case was approved at the March 2008 meeting.

Exhibits of the building's size, design and relationship to the neighboring buildings were entered.

The Commission found the revised elevations to be designed appropriately for the building and area. The public sidewalk between Touhy and Meacham Avenues should be reconfigured to incorporate at least two feet of landscaping in front of the stairs on the northwest side of the building along Meacham Avenue. All existing landscaping must be restored.

On a motion by Commissioner Kuhlman, seconded by Commissioner Buti, the Commission

AGREED to approve the revised elevations at 10 North Summit Avenue, Appearance Case Number CI-08-02, subject to reconfiguring the public sidewalk along Meacham Avenue and incorporate at least two feet of landscaping in front of the stairs. All existing landscaping must be restored.

In making the motion, the Commission made findings based on the exhibits presented. The design of the revised elevations would be appropriate for the existing structure and the proposed alteration would be compatible with the character of the site and neighborhood. Therefore, the Commission finds that the proposed revised elevations would be designed in accordance with the standards, spirit, and purpose of the Urban Design Guidelines.

Vote on the motion was as follows:

AYES 3 Commissioners Buti, Kidd and Kuhlman
 NAYS 0 None
 ABSENT 2 Commissioners Aulisio and Upton

E. OTHER BUSINESS

F. CITIZENS WISHING TO BE HEARD ON NON-APPEARANCE REVIEW CASES - None

G. ADJOURNMENT – The meeting was adjourned at 9:39 p.m.

APPEARANCE COMMISSION

Date

Chairman

Kathryn Delk

Recording Secretary

These minutes are not a verbatim record of the meeting but a summary of the proceedings.